

## Cosna - ASLS 2006 - 20



Looking northwest across the Cosna River towards parcel 1101

**LOCATION**

The Cosna remote area is located adjacent to the east side of the Cosna River, approximately 3 air miles upstream from the confluence of the Cosna and Tanana Rivers. The confluence is 35 miles downstream from Manley Hot Springs and 40 miles upstream from Tanana.

**ACCESS**

Access in the summer is by boat via the Tanana River from Manley Hot Springs or Tanana to the Cosna River, which forms the western border of the project, or in winter via overland trails (ADL 417418 and RST 460) leading from the banks of the Tanana River to the staking area vicinity. The Cosna River water level varies dependent on rainfall, and may be very difficult to travel during periods of low water, especially upriver from Deep Creek which feeds in from the west approximately 6 miles from the mouth of the Cosna.

**UTILITIES**

None. There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC). See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

**RESTRICTIONS**

All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails.

Subject to all platted easements and reservations of record. Please see ASLS 2006 - 20 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

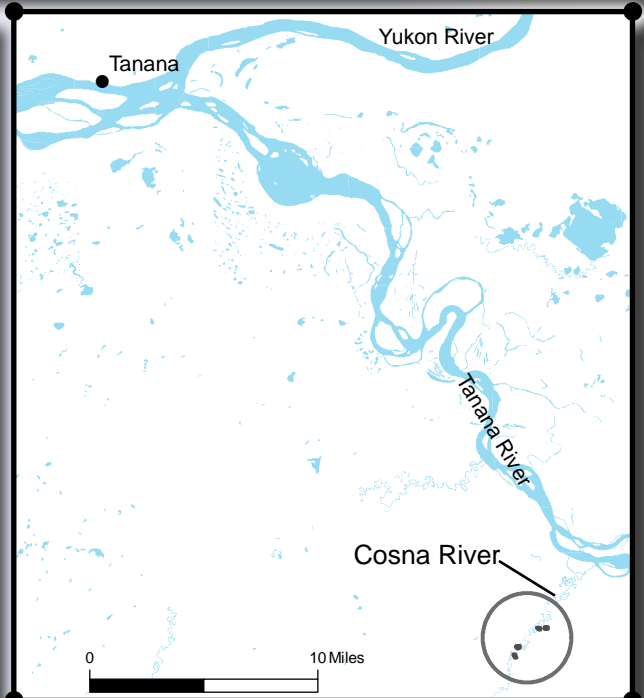
**MUNICIPAL AUTHORITY**

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

**NOTES**

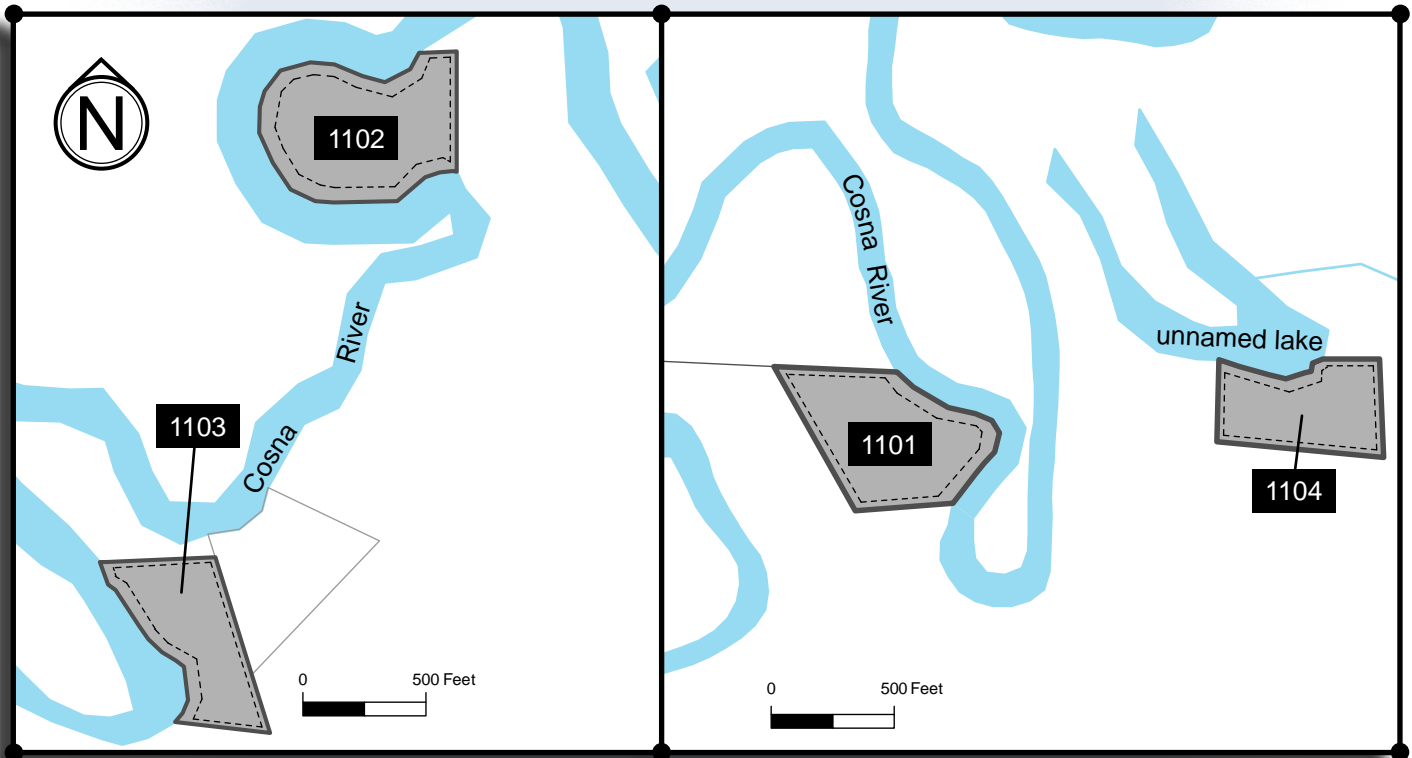
There are active traplines in the area; use caution when traveling and be advised that trapping is a generally allowed use on unreserved state land within the area. Ownership of a parcel within this area does not imply exclusive use of surrounding state lands.

This parcel is located in a "Limited" Protection fire management option area. See pages 10-11 for more information.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: [plats.landrecords.info/](http://plats.landrecords.info/).

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1101	418247	F001S019W19	ASLS 2006 - 20	7.75	C	\$8,900
1102	418248	F001S020W25	ASLS 2006 - 20	9.02	E	\$9,000
1103	418249	F001S020W25	ASLS 2006 - 20	5.77	F	\$7,500
1104	418250	F001S019W19	ASLS 2006 - 20	5.17	B	\$5,800



Aerial view of the Cosna River